

FOR LEASE

MUSGRAVE AGENCIES
 1202 - 50 AVE
 LLOYDMINSTER, AB T9V 0Y1
 780-875-9159 / C: 306-830-0379,
 780-871-2294

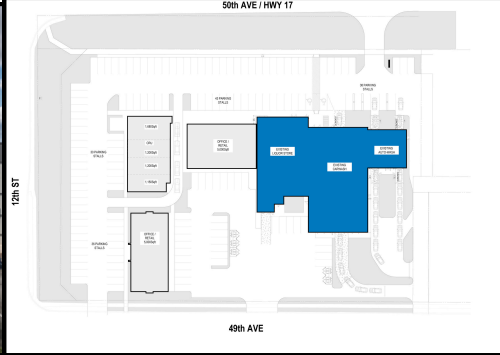
Hwy 17

Property

#201, #202
1201 50 AVENUE
LLOYDMINSTER,
SK S9V 1Z7

Chase Cal
 REALTOR®

Chris Parsons
 REALTOR®



ZONING

LEGAL DESCRIPTION

PRICE

CC, WALLACFIELD

Lot 21, Block 3, Plan 102400197

#201- \$3,438.00/ MONTHLY
 #202 - - \$3,438.00/ MONTHLY

OFFICE BUILDING

YEAR BUILT: 2026

SQUARE FOOTAGE: 2,118

- Located at the high-traffic intersection of 12th Street and 50th Avenue in Lloydminster
- Building offers exceptional exposure, outstanding accessibility, and flexible leasing options designed to accommodate a variety of business needs.
- Nearby amenities include restaurants, professional services, automotive dealerships, hotels, and the Servus Sports Centre, creating a destination location that draws visitors from across the city and the region every day.
- The development features elevator access to the second floor, modern construction, and multiple leasing configurations.
- Opportunities like this are limited—be part of Lloydminster's next premier commercial destination! Call Musgrave Agencies for more information.

A2311819, A2311823